

WARRANTY DEED

000364

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS that DAVID GREEN of Waterville, County of Kennebec and State of Maine in consideration of One Dollar and other valuable consideration paid by TIMOTHY A. AMES and STANLEY H. AMES, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said TIMOTHY A. AMES and STANLEY H. AMES in JOINT TENANCY, their heirs and assigns forever,

A certain lot or parcel of land in Waterville, Maine located on Route 4 West River Road known as Countryside Estates Manufactured Housing Park; bounded and described as follows:

Beginning at a point on the westerly right of way line of the West River Road and representing the easterly corner of a parcel owned by the Waterville Sewer District; thence heading North 47 degrees 52 minutes East a distance of 59.59 feet along the West River Road across the entrance of aforementioned Park to a point representing the southerly corner of commercial lot owned by the Grantor David Green; thence heading North 58 degrees 05 minutes West a distance of 202.84 feet along said commercial property of said Grantor to a point marked with an iron pin and representing the westerly corner of said commercial lot of said Grantor also representing the southerly corner of property owned by Willard J. Shirley, Sr. and Antoinette W. Shirley Book 1935 Page 87; thence continuing North 58 degrees 05 minutes West a distance of 200.00 feet along aforementioned Shirley lot to a point marked with an iron pin and representing the westerly corner of said Shirley lot; thence heading North 58 degrees 27 minutes 29 seconds West a distance of 780.48 feet along other property of said Grantor David Green to a point representing the westerly corner of said other property of Grantor; thence heading North 30 degrees 55 minutes East a distance of 200.00 feet along other land of Grantor and the Webb Road entrance to said Park to a point on the southerly right of way line of the Webb Road; thence heading North 59 degrees 05 seconds West a distance of 50.00 feet along the Webb Road across the said Webb Road entrance to the aforementioned Park to a point marked with an iron pin and representing the easterly corner of property owned by Gerald and Susan Proulx Book 1879 and Page 290; thence heading South 30 degrees 55 minutes West a distance of 200.00 feet along property of aforementioned Proulx to a point marked with an iron pin and representing the southerly corner of said Proulx property; thence heading North 59 degrees 05 minutes West a distance of 225.86 feet along said Proulx property to a point marked with an iron pin and representing the westerly corner of said Proulx property; thence heading South 38 degrees 17 minutes West a distance of 631.24 feet along property owned by Frank and Dorothy Dusty Book 1279 Page 286 to a point marked with an iron pin and representing the westerly most corner of said Park parcel herewith being described; thence heading South 58 degrees 50 minutes East a distance of 1145.20 feet along property of aforementioned Frank and Dorothy Dusty to a point marked with an iron pin and representing the southerly most corner of said Park parcel herewith being described; thence heading North 31 degrees 42 minutes East a distance of 268.50 feet along property formerly owned by Hammond Lumber Company Book 3238 Page 53 to a point marked with an iron pin and representing the northerly corner of said Hammond Lumber Company lot; thence continuing North 31 degrees 42 minutes East a distance of 85.00 feet along other land of said Grantor David Green to a point representing the northerly corner of said land; thence heading South 58 degrees 42 minutes East a distance of 151.18 feet along said other land of Grantor to a point on the rear property line of land owned by Richard L. Plante Book 3175 Page 42. Said point located 36.36 feet North 31 degrees 18 minutes East of the westerly corner of said Plante property; thence heading North 31 degrees 18 minutes East a distance of 173.64 feet along said

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rear line of the Plante property to a point marked with an iron pin and representing the northerly corner of said Plante property; thence heading South 58 degrees 42 minutes East a distance of 160.20 feet along said Plante property to a point representing the westerly corner of parcel owned by aforementioned Waterville Sewer District; thence heading North 47 degrees 52 minutes East a distance of 35.00 feet along said parcel of the Waterville Sewer District to a point representing the northerly corner of said Waterville Sewer District parcel; thence heading South 58 degrees 42 minutes East a distance of 50.00 feet along said Waterville Sewer District parcel to the point of beginning.

The above description is meaning and intending to describe a parcel of land which encompasses the Countryside Estates Manufactured Housing Park. The parcel contains 762,562.12 S.F. 17.51 acres. There are two entrances to the Park - one on Route 4 - the West River Road containing 59.59 feet of frontage and a second on the Webb Road containing 50.00 feet of frontage.

The park was approved by the Waterville Planning Board 5/15/89 recorded in the Kennebec County Registry of Deeds 12/5/89 File No. E-89322.

Meaning and intending to convey a portion of that parcel of property conveyed to Grantor from Gerald Proulx by Warranty Deed dated December 10, 1984 and recorded in the Kennebec County Registry of Deeds Book 2754 Page 83.

See Exhibit A attached hereto.

Witness my hand and seal this 4th day of January, 1990

S. J. Dubord

David Green

David Green

State of Maine
Kennebec, ss.

Personally appeared the aboved David Green and acknowledged the foregoing instrument to be his free act and deed.

Before me,

S. J. Dubord

Notary Public

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994



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EXHIBIT A
WARRANTY DEED
GREEN TO AMES

As part of the consideration for this conveyance, the Grantor agrees not to sell mobile homes in Waterville, Maine, other than homes to be located in Countryside Park, for a period of five (5) years.

RECEIVED KENNEBEC SS.

1990 JAN -5 AM 9:00

TEST: *Heinrich R. Brown*
REGISTER OF DEEDS